



ITEM NO. \_\_\_\_\_  
FILE NO. 981

**RECEIVED**

**MAR 17 2017**

**TOWN COUNCIL OFFICE  
West Hartford, CT**

February 21, 2017

Todd Dumais, Town Planner  
Town of West Hartford  
Department of Community Services  
50 South Main Street  
West Hartford, CT. 06107

RE: **SDD#38, 142-146 South Main Street, West Hartford, Connecticut-  
Administrative Amendment Request Pursuant to Code 177-44C.(9).**

Dear Mr. Dumais:

On behalf of Saint Elizabeth Manor II, Inc. owners of The Court of Saint James age restricted residential building to whom a Special Development District (SDD) approval established SDD#38 at 142-146 South Main Street was granted by the West Hartford Town Council on July 16, 1985. At this time it is hereby requested that the Town Planner approve an Administrative Adjustment pursuant to 177-4 C. (9) of the West Hartford Code of Ordinances. The enclosed plan entitled "Court of Saint James, Layout Plan L1" page 1 of 1, dated March 25, 1985, revised to January 3, 2017 shows the changes. The requested changes are in keeping with the original approval and the limits of the RM-1/SDD district are not exceeded. The following list is a description of the modifications to the plans.

1. Reduction of 6 parking spaces. Total parking provided in the approved plan was 99 spaces. 82 Regular spaces, 13 Compact spaces and 4 Handicap spaces. The revisions include 69 regular spaces, 11 Handicap spaces and 13 Compact spaces. Currently there are 72 residents of which the average age is in the 80's and 26 own cars, 4 employee spaces and 10-15 visitors or workers for the residents, total maximum daily parking is approximately 45 vehicles which leaves 48 spaces unused daily.
2. Addition of standby generator. The generator permit PREL-2012-0003742 was applied for and issued in 2012. Due to the storm Irene and the October snowstorm of 2011 which left the power out for several days, management decided that a generator would be necessary to insure the safety of the residents and to allow the residents to remain in the building while utility power may be out. The placement of the generator is to keep the noise to a minimum for the adjacent residents by locating it as far as practical from the homes while allowing access to the electrical room and for servicing the generator. The generator is enclosed by a 20' x 14' x 8'tall stockade solid fence which conceals the generator from sight.

**THE COURT OF SAINT JAMES**  
144 SOUTH MAIN STREET  
WEST HARTFORD, CT 06107

